

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes a Minor Use Permit / Coastal Development Permit to allow for the construction of a 430 square foot detached garage with a 220 square foot storage loft above, and 78 square feet of exterior stairs. The project will result in the disturbance of approximately 630 square feet of the 7,584 square foot lot.
2. Maximum height is 28 feet (as measured from average natural grade).

Conditions required to be completed at the time of application for construction permits

3. **At the time of application for construction permits**, all project conditions shall be clearly printed on the plans and construction documents shall be consistent with the currently adopted California Codes.
4. **At the time of application for construction permits** all plans and engineering shall be prepared by a California Licensed Architect of Record or Engineer for all design portions of the project that do not meet "conventional construction" as defined by the current building code.
5. **At the time of application for construction permits**, the project is subject to the California State Title 24 energy laws.
6. Installation of a fire sprinkler system is required for the detached garage.

Site Development

7. **At the time of application for construction permits**, plans submitted shall show all development consistent with the approved site plan, floor plan and architectural elevations.
8. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.
9. **At the time of application for construction permits**, plan notes shall indicate native trees and undergrowth outside of the "project limit area". The trees and undergrowth outside of the "project limit area" shall be left undisturbed.

Grading, Drainage, Sedimentation and Erosion Control

10. **At the time of application for construction permits**, the applicant shall submit a drainage plan for review and approval by the County Department of Public Works. Drainage plans shall be designed to retain water on-site and encourage infiltration when feasible. Natural drainage patterns should be retained and remediated if retention is infeasible on-site.
11. **At the time of application for construction permits**, the applicant shall submit a complete erosion and sedimentation control plan for review and approval in accordance with 23.05.036.

12. If grading is to occur between October 15 and April 15, a sedimentation and erosion control plan shall be submitted pursuant to Coastal Zone Land Use Ordinance Section 23.05.036.
13. Whether or not a separate grading permit is required, the project shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.

Fire Safety

14. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, as prepared by the Cambria CSD Fire Department for this proposed project, dated December 2, 2013.

Services

15. **At the time of application for construction permits**, the applicant shall provide a letter from Cambria Community Services District stating they are willing and able to continue servicing the property.

Preservation of Trees and Native Vegetation

16. The following Landscape Plan / Tree Replacement Requirements apply:
 - A. The applicant shall submit for Planning Director review and approval, a Landscape Plan that provides for the planting of all open areas of the site disturbed by project construction with native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest. In addition, non-native, invasive, and water intensive (e.g. turf grass) landscaping shall be prohibited on the entire site.
 - B. The landscape plan shall clearly show the following:
 - i. Limit tree removal to no more than one (1) Monterey pine tree having a six inch diameter or larger at 4.5 feet above the ground. Construction plans shall clearly delineate all trees within 50 feet of the proposed project, and shall show which trees are to be removed or impacted, and which trees are to remain unharmed.
 - ii. The one (1) Monterey pine tree removed as a result of the placement of the detached garage shall be replaced at a 4:1 ratio. A total of four (4) Monterey pine replacement trees shall be one gallon saplings grown from the Cambrian stand; *Pinus radiata macrocarpa*.
 - iii. Description of irrigation plans and plan notes shall indicate compliance with the standards of Vegetation Replacement in the North Coast Planning Area
 - iv. Plan notes shall indicate that all new plants shall be maintained until successfully established and in addition, standard planting procedures shall be used.

17. Construction and grading plans shall show the following:
- A. The “project limit area” shall include all areas of grading (including cut and fill areas, utility trenching and offsite improvements) and vegetation removal, the development footprint (i.e., all structures and/or site disturbance) necessary fire clearances and staging areas for all construction activities, the location of those activities, and areas for equipment and material storage.
 - B. Sturdy and highly visible protective fencing that will be placed along the 'project limit area'. Plan notes shall indicate this fence should remain in place during the duration of project construction to protect vegetation from construction activities.
 - C. Plan notes shall indicate native trees and undergrowth outside of the “project limit area” shall be left undisturbed.
 - D. Identify any necessary tree trimming. Plan notes shall indicate a skilled arborist, or accepted arborist's techniques, will be used when removing tree limbs.
 - E. Plan notes shall indicate wherever soil compaction from construction will occur within drip lines that the compacted root zone area shall be aerated by using one of the following techniques:
 - i. Injecting pressurized water.
 - ii. Careful shallow ripping that radiates out from the trunk (no cross-root ripping).
 - iii. Other County-approved techniques.
 - iv. Plan notes shall indicate no more than one-third of the area of the drip line around any tree to be retained should be disturbed, or as recommended in an arborist's or biologist's report.

Conditions to be completed prior to issuance of a construction permit

Fees

18. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Conditions to be completed during project construction

Preservation of Trees and Native Vegetation

19. To protect oak trees, Monterey pine trees and significant understory vegetation, the following construction practices shall be implemented:
- A. All landscape and construction plan notes required in Condition #16 & 17 shall be implemented.
 - B. **Protective Measures.** Practices to protect root systems, trees and other vegetation shall include but not be limited to: methods prescribed in the Cambria Forest Management Plan; avoiding compaction of the root zone; installing orange construction fencing around protected areas shown on the site plan; protecting tree trunks and other vegetation from construction equipment by wood fencing or other barriers or wrapping with heavy materials; disposing of waste, paints, solvents, etc. off-site by approved environmental standards and best practices; and using and storing equipment carefully.

- C. **Stockpiling of Materials.** Materials, including debris and dirt, shall not be stockpiled within 15 feet of any tree, and shall be minimized under tree driplines as required by the land use permit and the Fire Safety Plan. Stockpiled materials shall be removed frequently throughout construction. All stockpiled materials shall be removed before final inspection.
- D. **Construction Practices.** Excavation work shall be planned to avoid root systems of all on-site trees and trees on abutting properties. Any trenching for utilities that may occur within the dripline of trees on the project site shall be hand dug to avoid the root system of the tree.

Drainage, Sedimentation and Erosion Control

- 20. All runoff from impervious surfaces such as roofs, driveways, walks, patios, decks, shall be collected and detained on-site, or passed on through an effective erosion control device or drainage system approved by the County Engineer.
- 21. Permanent erosion control devices shall be installed prior to or concurrently with on-site grading activities.
- 22. Grading, filling or site disturbance of existing soil and vegetation shall be limited to the minimum areas necessary.
- 23. Stockpiles and other disturbed soils shall be protected from rain and erosion by plastic sheets or other covering.
- 24. All areas disturbed by grading activities shall be revegetated with temporary or permanent erosion control devices in place.

Archaeology

- 25. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
 - A. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
 - B. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Conditions to be completed prior to occupancy or final building inspection

Preservation of Trees and Native Vegetation

- 26. **Prior to final inspection**, the applicant shall provide a letter to the County prepared by a qualified nurseryman or landscape contractor that the revegetation/landscaping plan has been properly implemented.
- 27. These newly planted trees and vegetation shall be maintained until successfully established. This shall include caging from animals (e.g. deer, rodents), periodic weeding and adequate watering (e.g. drip irrigation system). If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g. planting tablets, initial deep watering) shall be used.

Replacement of Trees

28. **Prior to final inspection**, the one (1) Monterey pine tree that is removed as a result of the placement of the detached garage shall be replaced at a 4:1 ratio respectively. A total of four (4) Monterey pine replacement trees shall be one gallon saplings grown from the Cambrian stand; *Pinus radiata macrocarpa*.
29. **Prior to final inspection**, all replacement trees shall be planted. To promote the success of the new trees, the applicant shall retain a qualified individual (e.g., arborist, landscape architect/contractor, nurseryman) to monitor the new trees until successfully established, on an annual basis, for no less than three years. The first report shall be submitted to the County Environmental Coordinator one year after the initial planting and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the newly planted vegetation is successfully established. The applicant and successors-in-interest agree to complete any necessary remedial measures identified in the report and approved by the Environmental Coordinator.
30. It is preferable that the replacement trees be planted on the subject property. However, if the revegetation cannot be implemented entirely on the subject property, the revegetation may occur on other property in the Cambria area owned or managed by the County of San Luis Obispo, Land Conservancy, Nature Conservancy, other government or appropriate non-profit agencies. If an off-site replanting is chosen, the replanting must occur with the review and approval of the Environmental Coordinator in an area chosen by the appropriate agency or organization (i.e. property owner or manager) and shall be verified by submittal of a letter from the appropriate agency or organization to the Environmental Coordinator. (The verification letter should indicate whether plantings occurred on and/or off site or both). All replacement conditions, described above in Condition 28, and monitoring measures, described above in Conditions 29 & 30, shall apply.

Fire Protection

31. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from Cambria Community Services District Fire Department of all required fire/life safety measures.

Cambria Community Services District

32. **Prior to occupancy or final inspection**, the applicant shall submit for final plumbing inspection upon completion of the project.
33. **Prior to final inspection**, the applicant shall submit to the Department of Planning and Building a water and sewer service condition compliance letter from the Cambria Community Services District.

Building Review

34. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
35. **Prior to occupancy or final inspection**, lighting compliant with Condition #8 shall be installed, and:
 - A. All light fixtures, including security lighting, shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries source. Particular care is to be taken to assure that the direct illumination does not fall onto or across any public or private street or road. Motion sensing light fixtures

shall be fully shielded and properly adjusted, according to the manufacturer's instructions, to turn off when detected motion ceases.

- B. All light fixtures are required to be fully shielded.

On-going conditions of approval (valid for the life of the project)

- 36. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
- 37. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.